Horsham District Council

Miss F Whiles
1st Floor, Regent House
1-3 Queensway
Redhill
RH1 1QT
United Kingdom

Our ref:	DISC/25/0010
Your ref:	Woodvale Duckmoor Outline condition 7
Email:	planning@horsham.gov.uk
Direct Line:	01403 215187
If Calling Please ask for:	Matthew Porter
Date:	29th January 2025

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

Approval of details reserved by condition 7 (Ecological Mitigation and Enhancement Strategy) to approved application DC/20/2607 (83 residential units, landscaping, access, parking and associated infrastructure on land at Duckmoor, East Billingshurst with all matters reserved except access)

Duckmoor Farm Wooddale Lane Billingshurst West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

7. No development approved within the reserved matters applications pursuant to the outline planning application hereby permitted shall commence until an Ecological Mitigation and Enhancement Strategy has been submitted to and approved in writing by the local planning authority, to be guided by appropriate surveys and good practice guidance. The Ecological Mitigation and Enhancement Strategy shall include the following:

a) Purpose and conservation objectives for the proposed works;
b) Review of site potential and constraints with reference to any necessary Protected Species Licenses;
c) Detailed design(s) and/or working method(s) to achieve stated objectives;
d) Extent and location/area of proposed works on appropriate scale maps and plans;
e) Type and source of materials to be used where appropriate, e.g. native species of local provenance;
f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development; g) Persons responsible for implementing the works;
h) Details of initial aftercare and long-term maintenance of the habitats;
i) Details for monitoring and remedial measures;
j) Details for disposal of any wastes arising from works;
k) Details of proposed external lighting scheme.

The Strategy shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Date of approval - 29th January 2025

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	ECOLOGICAL MITIGATION AND ENHANCEMENT STRATEGY revised by Ecology Solutions August 2024 12039.EMES.vf1		10.01.2025

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control